

AN ORDINANCE ANNEXING CERTAIN TERRITORY CONSISTING OF A PARCEL OF APPROXIMATELY 113.858 ACRES LOCATED GENERALLY NEAR THE INTERSECTIONS OF TURFWAY ROAD WITH I-75 AND HOUSTON ROAD, NORTH OF AND ADJACENT TO THE CITY LIMITS. (THE TURFWAY PARK DEVELOPMENT PROPERTY).

DEC 15 1999

WHEREAS, the City has previously enacted Ordinance No. 0-3-92 stating its intention to annex the hereinafter described unincorporated territory (the "territory"), and

WHEREAS, the City has determined that it is desirable to annex the territory which is contiguous to the boundaries of the City, and

DEC 15 1999

WHEREAS, pursuant to K.R.S. 100.209(1) the City makes the election that after annexation the territory shall remain subject to the same land use restrictions as applied to it prior to annexation until such restrictions are changed in accordance with K.R.S. Chapter 100.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the territory described in Exhibits "A1", "A2" and "A3" and shown on Exhibit "B" (except that Parcel 2 is excluded from Exhibit "B") each of which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION II

Pursuant to K.R.S. 100.209(1) the territory shall, after annexation, remain subject to the same land use restrictions as applied to it prior to annexation, until those restrictions are changed in accordance with K.R.S. Chapter 100.

SECTION III

This ordinance shall be published in full.

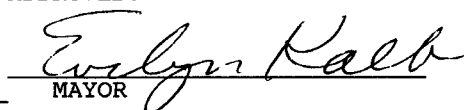
PASSED AND APPROVED ON FIRST READING THIS 24th DAY OF MARCH, 1992.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14th DAY OF APRIL, 1992.

ATTEST:

APPROVED:

  
CITY CLERK

  
MAYOR



**VIOX & VIOX, P.S.C.**

CONSULTING ENGINEERS & SURVEYORS

488 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

PHONE: (606) 767 - 3223

JAMES H. VIOX, III, P.E.

KY. REG. NO. 6880

KY. LAND SURVEYOR NO. 797

WILLIAM R. VIOX, P.E.

KY. REG. NO. 9209

KY. LAND SURVEYOR NO. 1781

### DESCRIPTION

Property to be Annexed to City of Florence  
Parcel 1

A parcel of land lying on the northeasterly side of Turfway Road in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way line of Turfway Road, said point being N 38-49-10 W - 90.38 feet and S 47-15-04 W - 10.84 feet from the northwest right-of-way of Houston Road and running thence:

N 47-15-04 E, a distance of 569.95 feet, to a point, thence  
N 42-33-22 W, a distance of 232.83 feet, to a point, thence  
Northwestwardly, along a curve toward the west, a chord  
bearing of N 72-55-27 W, a chord distance of 300.18 feet, an  
arc distance of 314.88 feet, to a point, thence  
N 38-49-10 W, a distance of 380.38 feet, to a point, thence  
N 51-10-50 E, a distance of 23.18 feet, to a point, thence  
N 79-55-24 W, a distance of 134 feet, more or less, to a  
point, thence  
S 51-13-13 W, a distance of 320 feet, to a point, thence  
S 38-49-10 E, along the northeasterly right-of-way line of  
Turfway Road, a distance of 1001.82 feet, to the place of  
beginning, and containing 10.32 acres more or less.

01/14/82

*Exhibit "A 1"*



**VIOX & VIOX, P.S.C.**

CONSULTING ENGINEERS & SURVEYORS

488 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

PHONE: (606) 787-3883

**JAMES H. VIOX, III, P.E.**

KY. REG. NO. 6880

KY. LAND SURVEYOR NO. 797

**WILLIAM R. VIOX, P.E.**

KY. REG. NO. 9208

KY. LAND SURVEYOR NO. 1751

## DESCRIPTION

### Property to be Annexed to City of Florence Parcel 3

A parcel of land lying on the northerly side of the present city limits of the City of Florence, Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way line of Houston Road, said point also being the eastern most corner of a parcel previously conveyed to Turfway Park Racing Association, Inc. (Hwy. D.B. 18, Pg. 51), said point also being in the present northerly city limits line of the City of Florence, and running thence:

N 47-28-38 E, along the northwesterly right-of-way line of Houston Road, a distance of 115.34 feet, to a point, thence Continuing along the northwesterly right-of-way line of Houston Road as follows:

N 42-33-22 W - 15 feet

N 47-28-38 E - 32 feet

S 42-33-22 E - 15 feet

N 47-28-38 E - 318 feet

N 55-12-33 E - 111.02 feet

N 47-28-38 E - 82.05 feet, to a point, thence

N 42-33-22 W, along the northerly side of a 21 acre parcel previously conveyed to St. Luke Hospital, a distance of 88.8 feet, to a point, thence

N 52-28-27 W, a distance of 210.88 feet, to a point, thence

N 87-13-53 W, a distance of 174.05 feet, to a point, thence

S 88-28-53 W, a distance of 277.73 feet, to a point, thence

N 32-33-39 E, a distance of 747.28 feet, to a point, thence

N 50-25-31 E, a distance of 680 feet, to a point, thence

S 39-34-30 E, a distance of 700 feet, to a point, thence

N 48-13-37 E, a distance of 1008.04 feet, to a point, thence

S 28-20-03 E, a distance of 318.94 feet, to a point, thence

S 82-28-21 W, a distance of 18.27 feet, to a point, thence

N 30-08-55 W, a distance of 102.38 feet, to a point, thence

S 47-28-38 W, a distance of 776 feet, to a point, thence

S 42-33-22 E, a distance of 45 feet, to a point, thence

S 47-28-38 W, a distance of 50 feet, to a point, thence

N 42-33-22 W, a distance of 45 feet, to a point, thence

S 47-28-38 W, a distance of 544 feet, to a point, thence

Exhibit 'A-2'

S 83-21-48 E, a distance of 53.48 feet, to a point, thence  
S 25-54-10 W, a distance of 40.65 feet, to a point, thence  
N 33-35-37 W, a distance of 88.84 feet, to a point, thence  
S 47-28-38 W, a distance of 1020 feet, to a point, thence  
S 56-35-32 E, a distance of 41.23 feet, to a point, thence  
S 34-38-23 W, a distance of 22.89 feet, to a point, thence  
N 82-18-54 W, a distance of 234.33 feet, to the place of  
beginning and containing 30.17 acres more or less.



**VIOX & VIOX, P.E.C.**

CONSULTING ENGINEERS & SURVEYORS

488 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

PHONE: (606) 727 - 3883

JAMES H. VIOX, III, P.E.

KY. REG. NO. 6880

KY. LAND SURVEYOR NO. 797

WILLIAM R. VIOX, P.E.

KY. REG. NO. 9209

KY. LAND SURVEYOR NO. 1781

## DESCRIPTION

### Portion of Turfway Park to be Conveyed Parcel 4

A parcel of land lying on the northwesterly side of I-75 and the southeasterly side of the Houston Road Connector in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way line of I-75, said point also being the most southwesterly corner of the Diocese of Covington (Marydale property) as recorded in D.B. 86, pg. 331, Boone County Clerk's Records, Burlington, and running thence:

S 47-56-37 W, along the northwesterly right-of-way line of I-75, a distance of 182.38 feet, to a point, thence Continuing along the northwesterly right-of-way line of I-75 as follows:

S 10-35-12 W - 87.31 feet

S 52-00-40 W - 1023.33 feet

S 78-10-58 W - 46.08 feet

S 54-38-09 W - 108.32 feet

S 25-19-31 W - 55.88 feet

S 51-53-22 W - 248.72 feet, to a point, thence

N 51-06-38 W, along the northeasterly side of St. Luke Hospital West, a distance of 248.22 feet, to a point, thence N 51-49-54 W, continuing along the northeasterly line of St. Luke Hospital West, a distance of 1,044.12 feet, to a point, thence

N 82-19-54 W, continuing along the northeasterly line of St. Luke Hospital West, a distance of 270.06 feet, to a point, thence

N 34-38-23 E, along the southeasterly right-of-way line of the Houston Road Connector, a distance of 22.88 feet, to a point, thence

Continuing along the southeasterly right-of-way line of the Houston Road Connector as follows:

N 56-35-32 W - 41.23 feet

N 47-28-38 E - 1,020.00 feet

S 83-35-37 E - 89.84 feet

N 25-54-10 E - 40.85 feet

N 63-21-48 W - 53.48 feet

N 47-28-38 E - 344.00 feet

S 42-33-22 E - 45.00 feet

N 47-28-38 E - 50.00 feet

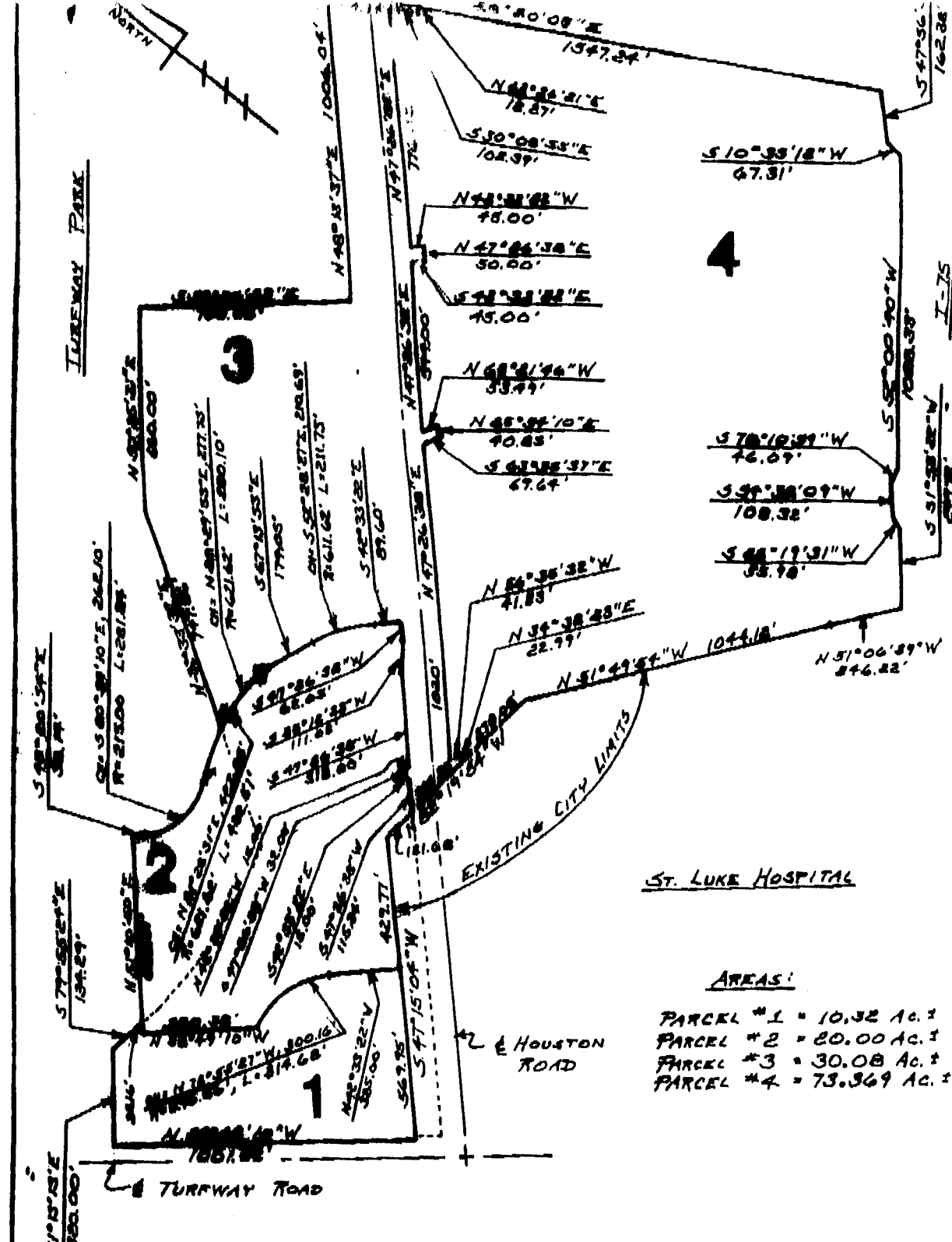
N 42-33-22 W - 45.00 feet

N 47-28-38 E - 778.00 feet

S 30-08-55 E - 102.38 feet

N 82-28-21 E - 18.27 feet, to a point in the southwesterly line of the Diocese of Covington (Marydale property), thence S 28-20-03 E, along the dividing line between Turfway Park and the Diocese of Covington (Marydale property), a distance of 1547.24 feet, to the place of beginning, and containing 73.368 acres more or less.

Exhibit "A3"



# PARCELS TO BE ANNEXED BY THE CITY OF FLORENCE

SCALE-  
1"=400'

**VIOX & VIOX P.C.O.**  
CONSULTING ENGINEERS & SURVEYORS  
408 BRANLSON ROAD  
BRANLSON, KENTUCKY 41010  
PHONE: (606) 727-2880

JANUARY 14,  
1992

Exhibit "B"

# TURFWAY PARK

January 10, 1992

Mr. Roger Rolfes  
City of Florence  
P.O. Box 457  
Florence, KY 41042

Re: Annexation of Turfway  
Park Development Property

Dear Roger,

Please accept this letter as Turfway Park Racing Association, Inc.'s ("Turfway") intent to annex it's remaining development property into the City of Florence (the "City"). As you are aware, two of our original parcels were sold, 21.00 acres to St. Luke Hospital, Inc. and 26.65 acres to Super Valu Stores, Inc. ("Super Valu"). I am working with each of these owners to annex at the same time. I have already received Super Valu's approval and expect no problem with St. Luke. Our request for annexation is contingent on the following items being addressed by the City.

1. Street lights shall be installed on Thoroughbred Blvd. and on the Houston Road Extension.
2. The City will work with Turfway to cause traffic lights to be installed at the St. Luke and Bigg's/Turfway Park entrances off Houston Road. This agreement shall satisfy any zoning conditions on the Turfway Square project that may exist relative to the placement of traffic signals.
3. The City will work with Turfway on a funding solution for the Turfway Road exit ramps off I-75/71. This agreement shall satisfy any zoning conditions on the Turfway Square project that may exist relative to the construction of additional turn lanes on the Turfway Road exit ramp.

Turfway Park Racing  
Association, Inc.  
Post Office Box 75007  
Cincinnati, Ohio 45275-0007  
(606) 371-0200  
1-800-733-0200  
FAX: (606) 371-4554  
Member: TRA

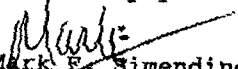
*Exhibit "C"*

4. The City will install a sanitary sewer gravity main on the hotel site of Saratoga Square. Additionally, the City will install water mains at Saratoga Square and also extend a water main to the Convention Center site. All of this work shall be as directed by Viox and Viox, P.S.C., subject to the City's approval. The total cost of all such work shall be paid by the City at a total cost not to exceed \$37,000.00.
5. The City will approve the request for concept plan amendment regarding Saratoga Square currently before the Boone County Planning Commission (site plan attached).
6. Turfway will dedicate Hansel Avenue and its interior access drive to the City.
7. Turfway and Super Valu will dedicate the interior access drive of the Turfway Square development to the City.
8. The City shall maintain at its cost the new sanitary sewage pump station that Turfway will install. Major repairs shall be Turfway's responsibility. The City agrees that Turfway may connect their pump station into the City's sanitary sewer system.
9. The Turfway Square development will receive Boone County water and sewer services. The remainder of the annexed property shall be served by the City of Florence.
10. Turfway Park's racing property is not being annexed.

Roger, this is my understanding. If anything is not consistent with your thinking please let me know. I will have my attorney, Jim Dressman contact Hugh Skees to begin the legal work. I'd like to finalize the time frame as I have some closings coming up.

I look forward to working with you, Hal, Mayor Kalb and the City Council on this exciting project.

Very truly yours,

  
Mark F. Simendinger  
Treasurer